

Mason County Planning & Zoning Department

102 E. FIFTH STREET
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August 1, 2017

Minutes of the Mason County Planning Commission special meeting held at 102 E. 5th St., Scottville on August 1, 2017 at 7:00 p.m.

MEMBERS PRESENT: Michael Shaw, Tom Hooper, Cary Shineldecker, Janet Andersen, James Wincek, Doug Robidoux, Frank Redmond

MEBERS ABSENT: None

OTHERS PRESENT: Fabian Knizacky, Mary Reilly, Cayla Christmas

The meeting was called to order at 7:00 p.m. by Chairman Tom Hooper.

The meeting minutes from July 18, 2017 were approved as amended with a motion by Mike Shaw and second by Jim Wincek. Motion carried, 7 yes 0 no.

Addition or deletions to the agenda: None

Conflict of Interest: None

Public Comment: Evelyn Bergaila, Riverton Twp, explained concerns with the wording in the proposed zoning ordinance update. Ms. Bergaila stated she didn't think "site plan" should be included under home based business if the term "plot plan" is what is used throughout the wording. Ms. Bergaila also thought a Class 3 plot plan should be required to be prepared by a professional surveyor.

Evelyn Bergaila stated she is concerned with the maximum allowable size for home based businesses. Ms. Bergaila favored the 10% allowable display area, noting that the "jump" to 30% at 5 acres was excessive. Ms. Bergaila stated she thinks the maximum allowable display area should be 10% of the parcel.

Mike Shoup, Branch Twp Supervisor, stated he is in favor of allowing "tiny houses" in the county. Mr. Shoup also said he thinks the Planning Commission should "loosen up on garages." Mr. Shoup explained he thinks detached accessory buildings should be allowed on any parcel, with or without a dwelling, and the size restrictions based on the size of the property should be lifted.

Tom Hooper closed the public comment period.

Correspondence: None

Applications: None

New Business: None

Mary Reilly presented a matrix created by Adam Young showing permitted uses and

1 special land uses in the zoning districts for care facilities. Ms. Reilly pointed out the term
2 “convalescent home” was replaced with “hospice and palliative care facilities.”

3
4 Mary Reilly suggested adding Daycare Home Group Home to the Rural Estates district
5 as a special land use. The Planning Commission agreed.

6
7 Mike Shaw stated his daughter is starting a daycare in Scottville and would have the
8 same opinion about allowing daycare home group homes to the RE district if she
9 wasn’t.

10
11 Mary Reilly stated nursing homes are allowed in the C-2 district, and asked if they
12 should also be allowed as a special land use in the C-1 district as they relate to
13 hospitals. The Planning Commission agreed with the recommendation.

14
15 Doug Robidoux asked if they were limiting hospitals by only allowing them in the C-1
16 district. Mary Reilly stated they could add hospitals as a special land use in the C-2
17 district. The Planning Commission agreed to the recommendation.

18
19 The Planning Commission approved of the Keeping of Animals ordinance update as
20 well as the zoning map correction related to greenbelt and Natural River zoning.

21
22 Mary Reilly stated Adam Young removed the redundancies from the zoning ordinance
23 that are already required by the State of Michigan’s licenses for campgrounds.

24
25 Mary Reilly stated Adult Foster Care Large Group Home has been moved from Section
26 8.02 to Section 8.03 in the zoning ordinance and added to the C-2 and C-3 zoning
27 districts.

28
29 Mary Reilly presented the addition to the Bunk Houses/Accessory building ordinance
30 amendment to specifically state “non paying guests”. The proposed language clarifies
31 that bunk house is not treated as an accessory dwelling unit.

32
33 The Planning Commission addressed Evelyn Bergaila’s concerns regarding the scale of
34 a Home Businesses, Level 3.

35
36 Tom Hooper stated the definition between a plot plan and a site plan is clear. Mr.
37 Hooper said a plot plan is a sketch while a site plan is done by a professional.

38
39 Cary Shineldecker stated what the different home business class requirements should
40 be clearly defined. Mr. Shineldecker gave an example that level 1 and level 2 require a
41 plot plan whereas level 3 should require a site plan.

42
43 Fabian Knizacky made a motion to change the maximum 30% display and parking area
44 for parcels over 5 acres to 10% maximum. Cary Shineldecker seconded the motion.
45 Motion carried, 8 yes 0 no.

1 Fabian Knizacky stated if a home based business grows to more than 1 acre, it doesn't
2 belong as a home based business.

3
4 The Planning Commission discussed changing the maximum acreage for a display area
5 for home based businesses.

6
7 Mary Reilly stated the display area does not include the buildings used for the home
8 based business. Ms. Reilly suggested allowing a maximum display/parking area of 2
9 acres.

10
11 Fabian Knizacky made a motion to lower the 5 acre maximum display area to 1 acre.
12 Second by Mike Shaw. Motion carried, 8 yes 0 no.

13
14 Mary Reilly asked the board if there was any interest in raising the maximum size for an
15 accessory building across the street from a dwelling on a lake front parcel. Ms. Reilly
16 suggested considering a maximum size of 1,200 sq ft if the parcel is more than 1 acre.

17
18 Doug Robidoux stated he would like to see that in writing before bringing it to a vote.
19 The rest of the board agreed.

20
21 Zoning Director's Report: Mary Reilly stated there were no applications for the next
22 regularly scheduled Planning Commission meeting. Ms. Reilly stated she would send
23 out an email to plan the next meeting.

24
25 ZBA Report: Cary Shineldecker summarized an application for multiple variances from
26 Wanna Buy Sheds in Walhalla. Mr. Shineldecker described the variances. In summary,
27 the ZBA granted approval to some of the variance requests, modified others, and
28 denied one.

29
30 Public Comment: Evelyn Bergaila thanked the board for considering her comments. Ms.
31 Bergaila stated she likes the limit on the display area for home based businesses.

32
33 Fabian Knizacky stated the owner of Marlin's Safari in Custer petitioned the Village of
34 Custer to have a parcel within Custer Township annexed into the village. Annexation
35 approved by the village will have to be approved by the County Board.

36
37 Tom Hooper adjourned the meeting at 8:45 pm.


Frank Redmond, Jr. Secretary
Mason County Planning Commission